

**TOWN OF GRANBY
PLANNING AND ZONING COMMISSION
MAY 13, 2014
MINUTES**

PRESENT: Paula Johnson, Chairwoman, Margaret Chapple, Charles Kraiza, Mark Lockwood, Eric Lukingbeal, James Sansone and Linda Spevacek. Also present was Francis Armentano, Director of Community Development.

The meeting opened at 7:01 p.m.

PUBLIC SESSION: There was no public comment.

ACTION ON MINUTES:

ON A MOTION by James Sansone, seconded by Charles Kraiza, the Commission voted to approve the minutes of April 22, 2014. All approved. Eric Lukingbeal abstained.

PUBLIC HEARINGS:

The public hearing on an application seeking a Special Permit for the sale of alcoholic beverages for Jake's Way Back Burgers Restaurant, 10 Hartford Avenue, File Z-6-14 resumed at 7:02 p.m. The restaurant owner, Mr. Chen presented the application. He noted that, while the legal notice identified alcoholic beverages, at this time he will only be serving beer. Only draft beer is sold and it will be delivered to tables. The Commission members asked the applicant various questions about the restaurant. There was no public comment. The public hearing closed at 7:10 p.m.

The public hearing seeking a zone change from R50 to R30 for property located at 68 Quarry Road, containing an area of 1,577 acres, File Z-5-14, opened at 7:11 p.m. Ed Lally, PE and Land Surveyor, representing Zenon Kolakowski, gave an overview of past and present zoning in this area. The difference between the R-30 Zone and R-50 Zone was discussed. The R-30 Zone allows lots with a minimum area of 30,000 square feet and 150 feet of frontage, while the R-50 Zone allows lots with a minimum area of 50,000 square feet and 200 feet of frontage. Mr. Lally noted that if approved, the zone change would likely result in the future division of 68 Quarry Road into 2 lots, with one new home constructed. The legal requirements for a zone change, including the placement of a notification sign on the property and the documented mailing of notices to abutters was discussed. The members discussed the matter with the applicant and reviewed the memo from Fran Armentano which included the housing section from the 2005 Plan of Conservation and Development. An abutting neighbor inquired about the future construction of a home on the site, asking about the size and style and buffering along the property line. The public hearing closed at 7:26 p.m.

NEW BUSINESS:

The consideration of a modification to the site plan approved for 7 Mill Pond Drive regarding the design of the existing drive-thru window lane and the size and location of the window, File Z-8-14 is scheduled for May 27, 2014.

The Commission held an informal discussion with Ariel Brignole on behalf of her father Timothy Brignole concerning the possibility of establishing a restaurant at 261 Salmon Brook Street. Restaurants are not allowed at this location under the Center Zone, Historic Overlay. Ms. Brignole explained how the building would be used. The exterior of the building would not change and an outdoor patio would be added. The Commission members discussed the matter with Ms. Brignole. Concern was voiced about the access to the site. Ms. Brignole indicated that they are attempting to get access through the Stony Hill Village driveway. After further discussion it appeared that the Commission was not opposed to the idea of a restaurant at this location. However, the access issue should be resolved before the Commission considers any regulatory changes to the Zoning Regulations.

Fran commented on the Board of Selectmen referral regarding the use of a portion of the Town's Holcomb Farm property, located on the east side of Simsbury Road. The fields on the property are slowly becoming over grown. Mr. Janeski has agreed to put livestock on the property for grazing to help control the overgrowth. A map was provided to show the area that Mr. Janeski proposes to use. There is a pond and a well on the property.

ON A MOTION by Mark Lockwood, seconded by Linda Spevacek, the Commission voted to recommend the use of the Holcomb property as proposed to the Board of Selectmen. All approved.

RECEIVE APPLICATIONS:

No new applications were received at this time.

STAFF REPORTS:

Fran discussed building and development activity. He noted that 2 homes would soon be rehabilitated under the housing rehab program. He briefly discussed open space funds as they relate to fees in lieu of open space.

COMMISSION DISCUSSION OF ITEMS OF INTEREST OR CONCERN:

Chairwoman Johnson expressed concern for the dead pine trees located near the Salmon Brook Elderly complex and for the large trash dumpster that is located in front of the buildings and very visible.

Jim Sansone noted that Fran is discussing his retirement with the administration and asked about the process of finding a replacement. Fran commented that he has proposed a retirement date of 1/1/15, and that he will work with administration to achieve a seamless change and that if necessary, he could adjust this date or make other arrangements in order to assure that the Town is properly served.

CONSIDERATION OF APPLICATIONS SEEKING APPROVAL:

ON A MOTION by Margaret Chapple, seconded by Charles Kraiza, the Commission voted to approve an application seeking a Special Permit for the sale of alcoholic beverages for Jake's Way Back Burgers Restaurant, 10 Hartford Avenue, File Z-6-14 with the following condition:

The permit is limited to Beer and Wine.

All approved.

ON A MOTION by Linda Spevacek, seconded by James Sansone, the Commission voted to approve an application for a zone change from R-50 to R-30 for property located at 68 Quarry Road, containing an area of 1.577 acres, File Z-5-14. All approved, as the Commission found the proposal to be consistent with the Plan of Conservation and Development.

The meeting adjourned at 8:03 p.m.

Respectfully submitted,

Dorcus S. Forsyth
Recording Secretary